City of Brentwood
Planning and Codes Department
5211 Maryland Way (37027)
P.O. Box 788
Brentwood, TN 37024-0788

Office (615) 371-2204
Fax (615) 371-2233
www.brentwood-tn.org/planning

MASTER PERMIT NUMBER: _____

MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016

Residential Permit Application for:

♦ New Single Family Home Construction ♦

This permit application shall be completed in its entirety. Required information identified on permit application and applicable documentation for initial plan review shall be submitted as a complete package. Read, sign and date the acknowledgement section. *** For detached structures, complete the Accessory Structure permit application.

1) GENERAL INFORMATION

Provide Plan Review Comments to: _____
E-mail address: _____
Project Address: _____
Subdivision & Lot Number: _____
(Check one) Custom Home_____ or Market / Spec. Home _____

Building Specifics	Total Square Footage	Construction Valuation
check the applicable box(es)		
☐ House area (sq ft for 1st & 2nd floors-combined	sq. ft.	$
☐ Basement Finished Area	sq. ft.	$
☐ Basement Unfinished Area	sq. ft.	$
☐ Deck and/or Balconies	sq. ft.	$
☐ Covered Porch	sq. ft.	$
☐ Garage - Attached	sq. ft.	$
☐ Other - Finished	sq. ft.	$
☐ Other - Unfinished	sq. ft.	$

2) CONTRACTOR'S INFORMATION

Contractor's Company Name: _____
Physical Address: _____
City/State/Zip Code: _____
Telephone Number: (____) _____ Ext. #_____ Email Address: _____
Contact Person: _____ Contact's Phone Number: (____) _____
Superintendent/on-site name & phone number: _____

a) Either __ TN Contractor's License Number: _____ Expiration Date: _____

Or __ Contractor Home Improvement under $25,000.00

b) Either __ Workers Comp Policy Number: _____ Expiration Date: _____

Or __ State of TN Workers Comp Exemption Number: _____ Expiration Date: _____

c) Either __ Brentwood Business Tax License (BBTL) Number: _____ Expiration Date: _____

Or __ Signed affidavit if BBTL is not required (verify): _____ Expiration Date: _____

3) PROPERTY OWNER'S INFORMATION

Property Owner's Name(s): _____
Address: _____
City/State/Zip Code: _____
Telephone Number: (____) _____ Email Address: _____

4) WATER / SEWER / SEPTIC / GRINDER PUMP

Water Service Provider: (check applicable)

__Brentwood __Harpeth Valley __Mallory Valley __Metro-Davidson __Nolensville __Well

Sanitary Sewer Service: (check applicable)

__ Brentwood Sewer __ Franklin Sewer __ Metro-Davidson Sewer __ Private Septic System

Grinder Pump: ___YES ____NO (If grinder-pump system: identify the location of pump/tank on plot plan)

5) PROCEDURES

Approval letter from Williamson County Waste Disposal Department for improvements to existing residential structures facilitated by a septic system. If sewer is available, existing residential structures undergoing improvements shall be connected to the sewer system. For private septic systems provide location of tank and septic field(s).

Receipt of payment for W&S tap fees from the appropriate service provider and/or provide tap certificate.

Read the following and CLEARLY circle the applicable answer:

YES / NO Is the property a transitional lot; over 15% slope? If yes, construction improvements will require review and approval from the Engineering Department prior to release of permit(s). For land disturbance projects, review and sign Erosion Prevention and Sediment Control Checklist form. Contact the Engineering Department for guidance (615) 371-0080.

YES / NO Is a residential Fire Suppression System installed in current structure? If yes, contact Brentwood Fire Department for additional requirements. You can reach Fire Marshal-Nancy Jones at 615-371-0170.

YES / NO Lowest Floor Elevation _____Is the lot/property located within a "Floodway Fringe? If yes, construction improvements will require review and approval from the Engineering & Planning Departments. Flood Resistant Construction: Properties located in the floodplain will require a Tennessee licensed surveyor to provide stamped and signed drawings showing the base flood elevation, the 100 year flood, and its relationship to all existing and proposed improvements. All improvements in the floodplain shall comply with Chapter 56, Article II of the Municipal Code. For additional guidance contact City Planner-Todd Petrowski. (615) 371-2204.

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6) APPLICANT

Refer to the *New Single-Family Plan Review and Correction Checklist*, Item 8) below, for information required to be included with your plans submittal. Documentation required may differ based on the construction you are proposing. Please ensure all necessary documentation has been provided for your specific project including listing the intended scope of work proposed. Failure to provide the required documentation will delay approval.

7) ACKNOWLEDGEMENT

I acknowledge and certify that the information provided on this application is true and complete. Any information not provided on this application may result in an immediate rejection of the plan. I understand that when an engineer completes a footing inspection, it is required that I call the City of Brentwood Planning & Codes Department the same day providing notification of the 3rd party inspection and the Engineer submits his/her letter to the Codes Department within three (3) days of inspection. I agree to provide the Codes Department with a foundation survey prior to the start of any framing on the above project. **(continued next page)**

7) ACKNOWLEDGEMENT (CONTINUED FROM PREVIOUS PAGE)

Further, I understand under Section R110.1 of the International Residential Code for One- and Two-Family Dwellings, 2012 edition, that a Final Inspection and Certificate of Occupancy is required prior to the occupancy and/or delivery of any furniture or personal effects to any new building, addition or renovation project. All requirements from the City of Brentwood Planning & Codes, Fire, Engineering Departments and the Tennessee State Fire Marshal's Office shall be satisfied prior to the issuance of a Certificate of Occupancy. Residential fire suppression systems require review and final approval by the Brentwood Fire Department.

Applicant's signature _____ Date: _____

Applicant's name (print clearly) _____

Plans have been reviewed for compliance under the 2012 International Residential Code (IRC), 2009 International Energy Conservation Code (IECC), 2008 National Electrical Code (NEC NFPA 70), and Special Guidelines for Electrical Installation and the City of Brentwood Code of Ordinances. Plan review comments may not be an all-inclusive list. It is the responsibility of the owner, design team and contractor to construct all projects in accordance with the adopted code references listed above.

8) *NEW SINGLE-FAMILY- REQUIRED DOCUMENTATION & PLAN REVIEW AND CORRECTION CHECKLIST*

8a) Two (2) complete (paper copy) sets of drawings with plot plan and one (1) CD-ROM copy of drawings and documentation in pdf format. Construction drawings to be scaled ¼" = 1' or greater. Maximum residential building height is 52' (OSRD-I Maximum is 40')

Three (3) copies of plot plans for a transitional lot; lot slope is 15% or greater. Transitional lot construction projects will be forwarded from the Planning & Codes Department to the Engineering Department for review. Engineering Department approval is necessary prior to the issuance of any grading, foundation or building permit. Transitional lots require a Tennessee Professional Engineer or Architect to design. Documentation to be stamped and signed by the design professional in accordance with the Tennessee Board of Architecture and Land Engineering Examiners: www.tn.gov/commerce/boards/aece.aeboard@tn.gov

Be advised, any modifications to the approved plans requires resubmittal to both departments prior to commencement of construction.

8b) A plot plan is required for new single family, additions, decks, covered porches, garages, pools, spas, gazebos, fences, play structures or any other proposed building expansion on the property. Plot plan to be scaled 1"= 20' for lots less than 1 acre or 1"= 30' for lots greater than 1 acre. (See #1 for copy count.) A survey will be required for structures proposed in close proximity to building set-back lines, public utility and drainage easements and/or floodway fringe.

LEGEND

N/A= Not applicable for this project

✓ = Provided/Compliant

C = Correction

8c) Plot Plan:

___ Property boundaries and building setback lines;
___ House shall face front setback per recorded plat. Corner lots-minimum setbacks on front & side boundaries;

8c) Plot Plan: (continued)

___ Location(s) of retaining walls and abrupt elevation changes; (Note: abrupt elevation changes are areas on an improved parcel of property that does not fall under the requirements of Section R312.1, but require fall protection);
___ Maximum lot coverage of all residential structures on any residential zoned property cannot exceed 25% building coverage. Calculation to be identified on submitted plot plan;
___ Public utility and drainage easements identified;
___ Identify all existing structures;
___ Location of structure(s) within building envelope; including existing structures. A foundation survey may be required by Building Inspector prior to vertical construction when in close proximity;
___ Driveway with curb cut location. Note: 30' deep driveway required from garage door(s), maximum width at curb is 20' and maximum slope is 20%. [Code of Ordinances-Article 7-Construction Standards 7.7. (1) B&D, 78-486] Double access driveways require Planning staff approval. Driveways "proposed" in a P.U.D.E. or closer than 5' to the property line require Engineering Department approval;
___ Location of debris dumpster [Code of Ordinances-78-20 (3) D] *Note-Restroom facilities must be available; to construction personnel on-site.
___ Required city sidewalk [Shall be installed prior to final inspection];
___ Upon completion of a residential dwelling and prior to the issuance of the certificate of occupancy, any sub-divided home site shall have a minimum of 25 caliper inches of trees per acre. This amount shall be prorated depending on the total acreage of the lot, with no single lot required to plant more than 75 caliper inches of trees.

8d) Footing and Foundation: [For transitional lots a professional engineer design is required]

___ Footing/Pier locations and a cross section detail identifying depth, width and rebar; [R403];
___ Foundation details including material to be used, wall thickness, height, rebar, anchor bolt size and location(s); [R404];
___ Concrete-slab floor: Review radon sub-slab passive system requirements;
___ Foundation waterproofing, damp-proofing and drainage details; [R405 & R406];
___ Crawl space access, ventilation (vented or unvented) [R408.2, R408.3 and R408.4].

8e) Building Information:

___ Front, rear, left-side, side elevations. Basements: Elevation drawings to include 50%-50% coverage and provide lineal feet of coverage to lineal and perimeter feet of daylight. [Code of Ordinances-Chapter 78];
___ 1st floor plan (if applicable) [Floors-Chapter 5];
___ 2nd floor plan (if applicable);
___ Basement floor plan (if applicable);
___ Identify all bedrooms on all floors including basement and attic area (if applicable);
___ Provide stairs, handrail and guardrail details (if applicable) [R311 & R312];
___ Window opening size in bedrooms, tempered-safety glazing locations, fall protection locations (Operable window sill minimum 24" from floor where more than 72" from grade);
___ Identify location of "means of egress" door (32" clear width and 78" in height) [R311];
___ Minimum 36" width hallway required [R311.7];
___ Minimum 36" width stairway with 80" headroom; vertical rise less than 12' for flight of stairs;
___ Ramps [R311.8.1];
___ Identify types (masonry, factory-built, gas, wood burning, gas log-lighter, etc.) and locations of chimney and fireplaces. Provide manufacturer's specifications.

8e) Framing Information – Details:

___ Provide cross sectional detail (foundation to roof); include lumber grade/type/species, size, spacing, room heights, etc.;
___ Floor & Deck assemblies (provide structural details and materials to be used for each individual floor and/or deck assembly; including method for attaching to main building) ([R507];
___ Stud walls in basement and floors above (2x4, 2x6, height of wall) [Walls-Chapter6];
___ Directional layout of framing members (floor, ceiling joists, rafters, trusses, etc.);
___ Engineered lumber layout sheets and calculations for all engineered lumber (LVL's, I-Joist, beams, floor joists, floor trusses, etc.);
___ Wall Bracing: When a building, or portion thereof, does not comply with one or more of the bracing requirements in this section those portions shall be designed in accordance with Section R301.1 & R602.10 (Consult with design professional);
___ Provide detail(s) of flashing at window & door openings [R703.8] Corrosion-resistant flashing shall be applied in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. [R703.8] Any one of the following criteria may apply for flashing at window and door openings: The fenestration manufacturer's installation and flashing instructions, the flashing manufacturer's instructions, pan flashings required when instructions not provided, design or method of a registered design professional;
___ Stone & Masonry Veneer- Openings & Maximum Heights [R703.7] (load design details);
___ Roof & Ceiling framing details [Chapter 8] Rafter ties [802.3.1] Ceiling Joist Spans [R802.4], Purlins [R802.5.1], Rafter Spans [R802.5], Bearing [802.6], Wood Truss Design, Uplift Resistance [R802.11] [Chapter 9];
___ Identify roof Ventilation Details [R806];
___ Attic layout including proposed storage, finished habitable space or future space; include square footage and location(s) of attic access. (if applicable) [Attic space or concealed roof space exceeding 2,000 square feet requires 2 attic access points installed remotely and shall be placed a distance apart not less than one-half of the length of the maximum overall diagonal dimension of the attic area] A minimum of one pull-down stairs shall be installed. (25"x 54"rated for 350lbs+] [Code of Ordinances-Chapter 14];
___ Elevator details including manufacturer's specifications [R321]

8f) Smoke Alarms and Carbon Monoxide Alarms / Detectors [Chapter 3]

___ Location(s) of smoke alarms-detectors [R314];
___ Location(s) of carbon monoxide alarms-detectors [R315];

8g) Foam Plastic [Chapter 3]

___Is foam plastic/insulation proposed in crawlspace, walls and/or attic. Provide ICC-ES reports [R316] ___Foam Plastic Requirements: [R316]
___Labeling & Identification (provide documentation)
___Surface burning characteristics (provide documentation)
___Thermal barrier requirements (provide documentation)
___Specific requirements (provide documentation)
___Installation in attic spaces (provide documentation) (storage, equipment)
___Installation in crawl spaces (provide documentation (equipment)

8h) Mechanical System Requirements [Chapters 12 through 24]

___ Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved calculation methodologies. Calculations to be provided/submitted at plan review stage. [403.6];
___ Identify type and location(s) of equipment (natural gas, propane, electric, geo-thermal, solar, radiant heat, etc.) [M1403];
___ Identify appliance access for inspection, service, repair and REPLACEMENT. [M1305];
___ Elevation of ignition source; see exception [M1307.3] Protection from impact [M1307.3];
___ Identify combustion air source for gas-fired equipment (natural, louvers and grilles, mechanical);
___ Identify clothes dryer exhaust routing [M1502] [metal, minimum 4" dia. and terminate outside];
___ Identify bathroom ventilation;
___ Gas piping systems require electrical bonding [G2411 & G2412] Identify piping material (metallic, copper, CSST, polyethylene plastic pipe, etc.);
___ Gas appliance shut-off valves. Shut-off valve shall be located in the same room as the appliance; within 6 feet. [G2420.5];
___ Permanently fixed-in-place outdoor decorative appliances shall be tested in accordance with ANSI-Z21.07 and shall be installed in accordance with the manufacturer's instructions [G2454.1].

8i) Plumbing System Requirements [Chapters 25 through 33]

___ Identify location and type of internal sump and/or ejector pump [P3007]
___ Identify location of exterior grinder pump [Contact W&S Department for guidance/615-371-0080]
___ Pipes through foundation walls [P2603.5] "The requirement for a pipe sleeve or a relieving arch for pipes passing under a footing was removed because the footer acts as the relieving arch for the pipe below." (Not to be incorporated into footing-pour)

8j) Energy

___ Provide documentation that structure is compliant to the 2009 International Energy Conservation Code. [i.e. RESCHECK or equivalent];

- Projects shall comply with sections identified as mandatory and with sections identified as either prescriptive or the performance approach. [401.2 & 405];
- A permanent certificate shall be completed and posted on or in the electrical panel [IECC 401.3];
- Building thermal envelope- The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour. Testing shall be conducted with a blower door at a pressure of 50 pascals (1 psf). The Building Official can require third-party testing agency. Written report to be submitted by the party conducting testing. [402.4.2.1] (AIR LEAKAGE TEST REQUIRED);
- Recessed lighting shall be sealed to limit air leakage. [402.4.];
- Thermostats shall be provide for each HVAC system [403];
- Ducts, air handlers, and filter boxes shall be sealed. [403.2];
- Building framing cavities shall not be used as ducts or plenums [R403.2.3];
- Mechanical system piping capable of carrying fluids above 105 degrees or below 55 degrees shall be insulated to a minimum R-3 [403.3];
- Circulating hot water systems shall be provided with an automatic or readily accessible manual switch that can turn off the hot-water circulation pump when system is not in use. [403.4.];
- Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. [403.5]
- Pools and permanently installed spas-heaters and time switches [403.9]
- A minimum of 50% of the permanently installed lighting fixtures shall be high-efficacy lamps. [R404]

9) Staff to Complete

Initial Review Date: _____ 2nd Review Date: _____

Residential Zoning District: OSRD___ OSRD-IP___ AR___ R-1 ___ R-2___

Building Setback(s) Front_____ Rear_____ Side_____

PUDE and/or Floodway Restrictions Yes____ No____ If yes, Planning and/or Engineering approval required

Plan Reviewer _____ (initials)

Additional Comments:

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MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016

Residential

♦ ENERGY CONSERVATION CODE DECLARATION ♦

ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 EDITION

Subdivision Name _____ Lot Number _____

Address _____

Type of Permit _____

(i.e., new single family, addition, remodel, basement build-out)

Contractor's Name_____

Contractor's Address _____

City/State/Zip Code: _____

Phone Number (_____)_____

Email Address _____

Tennessee State Contractor's License Number _____

DECLARATION OF ENERGY CODE METHOD

If the structure fails to meet the minimum specified "R" values, or exceeds the permitted maximum percentage of openings and skylights, or the maximum glazing U-Factor using the prescriptive method, then you should consult your designer, insulation sub-contractor and your door & window supplier to assist you with compliance by methods 1 or 2 (provide documentation of compliance).

CHECK THE APPROPRIATE BOX BELOW TO INDICATE SELECTED METHOD

SECTION 402
BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

402.1 GENERAL
402.1.1 INSULATION AND FENESTRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 402.1.1 BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3. (CLIMATE ZONE 4)

(SEE BACK OF THIS SHEET)

METHOD 1 [ ]

SECTION 405
SIMULATED PERFORMANCE ALTERNATIVE (PERFORMANCE)

405.1 SCOPE. THIS SECTION ESTABLISHES CRITERIA FOR COMPLIANCE USING SIMULATED ENERGY PERFORMANCE ANALYSIS. SUCH ANALYSIS SHALL INCLUDE HEATING, COOLING, AND SERVICE WATER HEATER ENERGY ONLY.

(SEE BACK OF THIS SHEET)

METHOD 2 [ ]

➡ **AFTER READING THE CONTENT OF THE SECOND PAGE, RETURN TO THIS PAGE AND SIGN / DATE BELOW, CERTIFYING COMPLIANCE TO THE REQUIREMENTS STATED BELOW:**

COMPLIANCE CERTIFICATION

This structure meets or exceeds Chapter 4 of the ICC International Energy Conservation Code (IECC), 2009 edition

_____ _____

CONTRACTOR'S SIGNATURE **DATE**

PRINT NAME _____

TABLE 402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	1.2	0.75	0.30	30	13	3/4	13	0	0	0
2	0.65[j]	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50[j]	0.65	0.30	30	13	5/8	19	5/13[f]	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5[h]	15/19	30[g]	15/19	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38[g]	15/19	10, 4 ft	10/13

For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 × 6 framing cavity such that the *R*-value is reduced by R-1 or more shall be marked with the compressed batt *R*-value in addition to the full thickness *R*-value.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

j. For impact rated fenestration complying with Section R301.2.1.2 of the *international Residential Code* or Section 1608.1.2 of the *International Building Code*, the maximum *U*-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

All R-values shall be printed on the actual insulation.

REQUIREMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 - SECTION 401.3:

"A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration.

Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment.

Where a gas-fired unvented room heater, electric furnace and/or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric base board heaters."

CITY OF BRENTWOOD
EROSION PREVENTION AND SEDIMENT CONTROL CHECKLIST

ENGINEERING DEPARTMENT – 1750 GENERAL GEORGE PATTON DRIVE – (615) 371-0080

(UPDATED MARCH 1, 2016)

FIRM NAME / APPLICANT			PROPERTY ADDRESS	
ADDRESS			SUBDIVISION / SECTION	LOT NO.
CITY	STATE	ZIP	PHONE NO.	BUILDING PERMIT NO.

The following pre-construction erosion prevention and sediment control Best Management Practices (BMPs) must be correctly installed ***prior*** to the initiation of the disturbance activities:

- A stabilized construction access, such as a temporary stone access, must be installed to prevent offsite tracking.
- Silt fence, or other sediment barriers, must be installed along topographical contours down slope of the area to be disturbed.
- Where applicable, inlet protection for nearby storm sewer curb and drop inlets must be installed.

The following erosion prevention and sediment control BMPs must be performed *until the project is completed:*

- All areas to remain undisturbed along streams, rivers, and ponds must be protected to avoid erosion of banks and infiltration of silt.
- Topsoil should be stripped from all cut and fill areas, stockpiled and redistributed over graded areas to a minimum depth of six (6) inches. ***A sediment barrier must be installed around the base of the stockpile to prevent erosion.***
- Stabilization measures must be performed within three (3) days in portions of the site where construction activities have temporarily or permanently ceased, within fifteen (15) days after final grading, or prior to final inspection (stabilization practices may include: temporary seeding, permanent seeding, mulching, matting, and sod stabilization.)
- Inspections of all control measures and disturbed areas must be performed at least once every three (3) days. Inspections must be documented and include the date of the inspection and major observations.
- Based on the results of inspections, any inadequate control measures or control measures in disrepair must be replaced or modified, or repaired as necessary, within one (1) day after the need is identified.
- Sediment must be removed from sediment barriers and other sediment controls when design capacity has been reduced by 50%.
- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed. ***This requirement shall remain the responsibility of the permit holder until the project is accepted by the City of Brentwood.***
- All damage to existing pavement, drainage structures and curbs resulting from new construction must be repaired or replaced by like materials at the builder's expense.
- All trees designated to remain must be protected. Heavy equipment will not be operated or parked, nor materials handled or stored, within the drip lines of trees.
- Roof downspouts must discharge onto splash blocks to prevent erosion. If downspouts are routed through drain lines, the system must not discharge directly into the street or drainage system.
- Restroom facilities for construction employees must be made available.
- Building and waste materials, and non-storm water discharges, such as concrete or paint wastewater, must be managed to prevent them from entering the storm water system or nearby water body.

I certify that I have reviewed this document and understand the erosion prevention and sediment control requirements herein. I understand that these requirements will be inspected and enforced by the City of Brentwood and failure to comply may result in the issuance of a "Stop Work Order" until compliance is accomplished.

Print Name	Signature	Date

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MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016

♦ Residential ~ Grading Permit Application ♦

ICC International Residential Code, 2012 edition

♦ **REQUIRED INFORMATION AND DOCUMENTATION**

- This *completed* and *signed* application;
- Three (3) copies of the plot plan, scaled 1" = 20' for lots less than one-acre or 1" = 30' for lots greater than one acre. plot plan drawings shall include the lot size, building setback lines on all property lines, all easements. the location of the house relative to the setback lines and the driveway access;
- Important: If the plat classifies the lot as "transitional", your application and drawings will be forwarded to the City's Engineering Department for review. Telephone (615) 371-0080 for more information.

1.) GENERAL INFORMATION

Subdivision Name: _____ Lot #: _____
Property Street Address: _____
Is this a Transitional lot ? : _____ Is this lot within a 'Floodway Fringe' ? : _____
Lowest Floor Elevation: _____

2.) CONTRACTOR'S INFORMATION

Contractor's Name: _____
Mailing Address: _____
City/State/Zip Code: _____
Physical Address: _____
City/State/Zip Code: _____
Tennessee Contractor's License No.: _____ Expiration Date: _____
Workmen's Compensation Policy No.: _____ Expiration Date: _____
Brentwood Business Tax License No.: _____ Expiration Date: _____
Telephone Number: (____)_____ Fax #: (____)_____
Contact Person: _____ Contact's Phone Number: (____)_____
Email Address: _____

3.) PROPERTY OWNER'S INFORMATION

Property Owner's Name(s): _____
Mailing Address: _____
City/State/Zip Code: _____
Telephone Number: (____)_____

4.) ACKNOWLEDGE

I CERTIFY THAT THE INFORMATION PROVIDE ON THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Applicant's signature: _____ Date: _____

Applicant's name (print clearly): _____

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MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016 MARCH 1, 2016

♦ ***Residential - Transitional Lot Plan Review Guideline*** ♦

If a lot is Transitional (has slopes exceeding 15%), then a detailed site grading plan is required. This plan shall be sealed by a Professional Engineer or Registered Landscape Architect, licensed to practice in the state of Tennessee. Three (3) sets of plans shall be submitted with the building or grading permit application to the Brentwood Planning and Codes Department. Once comments from the Engineering Department are received and corrected, three (3) revised sets shall be resubmitted directly to the Engineering Department (1750 General George Patton Drive). Once approved, one set will remain on file with the Engineering Department and two sets will be forwarded to the Planning and Codes Department for permit approval.

Upon completion of the Foundation Survey, verify that the main FFE (Finished Floor Elevation), the garage FFE, and the basement FFE (if applicable) are within 6" of the approved Transitional Lot plan. If the elevations vary by more than 6", resubmit three (3) revised Transitional Lot plans to adjust the plan accordingly. Foundation Surveys may not be approved prior to approval of a revised Transitional Lot plan.

If during construction, changes are to be made to the approved plan, first, contact the Engineering Department and advise them of the extent and reasons for the change. If the changes are minimal and do not impact any Brentwood regulations, the plan may be changed by hand and initialed by the builder and City Engineer at the City Engineer's discretion. If the changes are significant, resubmit three (3) sets of the Transitional Lot plan to the Engineering Department for review.

Transitional Lot Plan Design Checklist

- Plans stamped and signed by a Tennessee registered Professional Engineer or Landscape Architect;
- Name and phone number of Builder shown on the plan;
- Email address for design engineer or landscape architect shown on the plan or submitted with plan to the City Engineer;
- Current Field Run Topography with 2' contours and actual elevations based on benchmark;
- Limit to one page if possible, two pages if necessary;
- Scale 1:20 standard, other scales as necessary for unique sites. Use blow ups of smaller areas on a second page if necessary;
- Standard Details:
    - Silt Fence or other appropriate EC BMP;
    - Temp Construction Entrance (Use ASTM #1 Stone and Filter Fabric Underneath);
    - Tree Protection (1.5 times drip line);
    - Retaining wall (If applicable) stamped by a P.E.;
    - Driveway ramp Max 20' at curb or EOP;
    - Others as necessary;
- Property Lines, Building Setbacks, Easements, and all public utilities shown;
- Proposed Contours distinguishable from existing contours;
- Spot Elevations shown where necessary use TW/BW designations for retaining walls;
- Driveways:
    - Slope (20% max for hard surface and 10% for gravel, 5% max cross slope);
    - Driveway width (Max 20', Min 10' unless more than 500' long then 12');
    - 6" rise in driveway from edge of pavement to R.O.W.;
    - 30' driveway apron in front of garage as measured from face of brick or 24' if a 10'x12' dovetail is utilized.

- Retaining Walls:
  - Max height 10' inside the buildable area, 6' outside the buildable area. (Measured on exposed face);
  - Greater than 4' in height must be designed and inspected by a licensed P.E.;
  - Guard rails required for all walls with a grade change in excess of 30";
- Dimension from property lines for all improvements, 5' Min. (Driveways, retaining walls, fences, HVAC, etc.);
- Grades in excess of 3:1 labeled and method of stabilization noted;
- Tree Protection shown;
- Erosion Control shown;
- HVAC Pad shown;
- All Sidewalks and Patios shown;
- Sidewalks along the street and handicap ramps shown if applicable.
- Lot line swales designed and shown via contours if possible or by lines with arrows for flatter lots;
- Water meter location shown;
- Sewer stub-out shown at R.O.W. (if grinder pump, pump location and service line alignment to main);
- All Site Calculations:
  - Building coverage calculations (Max 25%);
  - Green space coverage calculations (Min 40%);
  - Basement coverage calculations (50% of perimeter covered at least 50% of basement height);

  Coverage to be calculated as follows: Linear Feet of perimeter covered by at least half the basement height / Linear Feet of total perimeter of house, shown in %.
- Site Elevations:
  - FFE;
  - Garage;
  - Basement (if applicable);
  - Minimum LFE (if applicable).
- Permit Holder Signature Block signed and dated (Available in WORD upon request).
- Notes:
  - Builder to call Brentwood Engineering Department for initial erosion control inspection (615-371-0080) prior to issuance of a permit;
  - All retaining walls greater than 4' will be inspected by a licensed profession engineer and certified in writing prior to issuance of a certificate of occupancy;
  - A Temporary Certificate of Occupancy will not be given for grading and drainage related issues;
  - All retaining walls in excess of 30" require a guardrail;
  - All driveways with 15% or greater slopes shall be profiled by R.L.S. and approved by the City Engineer prior to issuance of a certificate of occupancy.
- Driveway As-Built Survey Guidelines:

  Survey shall show spot elevations along both sides of the driveway at locations perpendicular to the travel path. Spacing between spot elevations along the travel path shall not exceed 12'. Distance between spot elevations along the travel path shall be shown as well as slope between spots shown as a percentage. Survey shall be to a standard scale and sealed by a Registered Land Surveyor or Licensed Professional Engineer licensed to practice in the State of Tennessee.

Subdivision: _____ Lot Number: _____

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20____
(DATE OF SIGNATURE)

NOTE: SITE PLAN WILL NOT BE APPROVED WITHOUT ORIGINAL SIGNATURE AND DATE

OFFICE USE ONLY

REVIEWED BY: _____ DATE: _____